

## **STATE PROPERTIES COMMITTEE MEETING**

**TUESDAY, OCTOBER 12, 2010**

**The meeting of the State Properties Committee was called to order at 10:04 a.m. by Chairman Kevin M. Flynn. Other members present were Richard Woolley representing the Rhode Island Department of Attorney General; Robert W. Kay, Public Member; and Michael Sligar representing the Rhode Island Office of the General Treasurer, Ex-officio Member. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Meredith Pickering from the Rhode Island Senate Fiscal Office; Deborah White and John Ryan from the Rhode Island Department of Administration; Kent A. Willever and Katherine D'Arezzo from the Rhode Island Ethics Commission; Stephen Brunero from the Rhode Island Department of Human Services; and John Grady from the Rhode Island Manufactures Association.**

**ITEM A – Department of Transportation – A request for approval of and signatures on a License Agreement by and between the Department of Transportation and Herb Chambers Cadillac, Inc. for use of 1,380 square feet of State-owned property located adjacent to 1441 Bald Hill Road in the City of Warwick. Item A is deferred to a future meeting of the State Properties Committee at the request of the Department of Transportation.**

**ITEM B – Department of Administration – A request was made for approval of and signatures on a License Agreement with The Rhode Island Manufacturers Association to allow the Association to utilize**

**the State House to hold its annual Gala on Saturday, November 6, 2010. Ms. White stated that this is an annual request from The Rhode Island Manufacturers Association and this is the ninth (9th) year the Association will hold its Gala at the State House Rotunda. The Association estimates that between 175 and 200 people will attend the Gala. Mr. Grady indicated that Fine Catering by Russell Morin has been engaged to cater the black tie reception and as they have catered myriad events held at the State House, they are quite familiar with the State of Rhode Island's standard policies and procedures and the necessary insurance coverage requirements relative said venue. Ms. White stated that Blackstone Caterers will provide the appropriate Certificate of Insurance, which will include liquor liability insurance coverage, well in advance of the event. A motion was made to approve subject to the submission of appropriate Certificate of Insurance to the State Properties Committee by Mr. Woolley and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM C – Department of Administration – A request was made to waive the standard Request for Proposals process together with a request for approval to secure temporary office space for the Lieutenant Governor Elect, the General Treasurer Elect and the Secretary of State Elect and transition staff. Mr. Ryan indicated that depending upon the results of the 2010 Election for the aforementioned elected positions, it may be necessary for the State of Rhode Island to secure temporary office space to accommodate any non-incumbent successful candidate and their transition staff.**

**Mr. Ryan stated that the term of said lease agreements will commence on November 1, 2010, and expire on January 15, 2011. A motion was made to approve by Mr. Woolley and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM D – Department of Human Services – A request was made for approval to initiate lease negotiations with the principals of Emanon Associates, LLC regarding the premises located at 40 Fountain Street in the City of Providence. Mr. Ryan state the Department of Human Services has occupied this office space for many, many years and the current lease is due to expire in April of 2011. Therefore, the Department would like to enter into negotiations without the principals of Emanon Associated LLC to ensure that the parties has agreed to the terms and conditions of the new lease agreement in time for the General Assembly to consider its approval of the same prior to the lease’s expiration date and prior to the end of the General Assembly’s session. Mr. Ryan asked Mr. Brunero to provide the Committee with a brief summary regarding the nature of the services provided at the subject location and why the Department wishes to remain at this facility. Mr. Brunero reiterated that the Department’s office of Rehabilitative Services has occupied this particular facility for many years. The Department operates three programs from this office, which are one hundred percent (100%) federally funded. These programs include Disability Determination and Rehabilitation Services, Vocational Rehabilitation for approximately 7,000 disabled individuals per year and lastly Services for the Blind and Visually**

Impaired. Mr. Brunero stated that as many of its client's rely on public transportation, the facility's close proximity to Kennedy Plaza makes the location ideal. Mr. Brunero also indicated that over the years, the facility has undergone substantial renovations, including an extensive upgrading of building's wiring system, as well as myriad improvements and modifications in order to make the facility accessible for disabled individuals in accordance with the requirements of the Americans with Disabilities Act. Mr. Brunero indicated that as the services provided are federally funded, there are also security requirements, which are already in place at the current facility. Mr. Ryan stated that the Department enjoys an excellent working relationship with the landlord and indicated that the landlord is very responsive to any requests for repairs made by the Department. Mr. Brunero also noted that the building is very well maintained. After further discussion, Chairman Flynn indicated that as the State Properties Committee is responsible for ensuring that privately owned property leased by the State is not only suitable in terms of the intended use, but that the leasing of said property financially prudent and in the best interest of the State. Therefore, Chairman Flynn asked that Mr. Brunero to compile a written list of the all upgrades and improvements made to the property and the approximate cost of each and forward the same to the Committee for its review. Mr. Brunero indicated he would prepare the list forthwith. Mr. Ryan commented that due to the length of time the office has been at this facility, the costs associated with moving to another location would be very substantial. Mr. Ryan also indicated that

given the current condition of the real estate market, he believes there will be little, if any difficulty, negotiating a fair and reasonable lease agreement. A motion was made to approve by Mr. Woolley and seconded by Mr. Kay.

**Passed Unanimously**

**ITEM E – Rhode Island Ethics Commission – A request was made for approval to initiate lease negotiations with the principals of Emanon Associates, LLC regarding the premises located at 40 Fountain Street in the City of Providence. Mr. Ryan stated that the Rhode Island Ethics Commission has also occupied the building for many years and wishes to remain at said location. Mr. Ryan anticipates that a fair and reasonable lease agreement will be negotiated with very little difficulty, if any. Ms. D’Arezzo explained that the current location is ideal and easily accommodates the Commission’s particular needs. Ms. D’Arezzo stated that the premises includes a large room, which serves as a courtroom for conducting hearings. The premises also contains number conference rooms, which provide the privacy necessary to discuss confidential matters. Ms. D’Arezzo explained that the premises was actually designed in accordance with the specific needs of the Commission and has undergone various improvements and upgrades throughout the Commission’s tenancy. Ms. D’Arezzo noted that as the landlord’s office occupies the top floor of the building, he is very responsive to any requests made by the Commission and the building is carefully maintained. Therefore, the Commission respectfully requests the approval of the State Properties Committee to enter into negotiations for a new lease**

**agreement at the present location. Chairman Flynn indicated that he will again request a written list of all upgrades and improvements made to the premises and the approximately cost of each be prepared and forwarded to the Committee for its review and records. Ms. D'Arezzo indicated she would prepare the list forthwith.**

**A motion was made to approve by Mr. Kay and seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM F – Rhode Island Developmental Disabilities Council – A request for approval of the Second Amendment to Lease by and between the Rhode Island Developmental Disabilities Council and Warwick Professional Building, LLC to exercise the option to extend the Lease Agreement for the premises located at 400 Bald Hill Road in the City of Warwick for an additional period of five (5) years. Item F is deferred to a future meeting of the State Properties Committee at the request of the Rhode Island Developmental Disabilities Council.**

**There being no further business to come before the State Properties Committee, the meeting was adjourned at 10:29 a.m. The motion to adjourn was made by Mr. Woolley and seconded by Mr. Kay.**

**Passed Unanimously**

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**Holly H. Rhodes, Executive Secretary**